



## Apartment 1 Capaldi SuiteThe Park Apartments 12 Buxton, SK17 6ÄN

£725,000



# Apartment 1 Capaldi Suite The Park Apartments 12

Buxton, SK17 6AN

Tenure Council Tax Band New Build



A most impressive apartment situated on the ground floor of this recently converted development known as The Park. Superbly situated overlooking Broad Walk and within easy reach of The Market Place, the town centre, the Opera House and local amenities. The Capaldi Suite offers spacious accommodation with two bedrooms, two shower rooms, two reception rooms and a dining kitchen with a range of integrated appliances. There is also the advantage of cellar rooms to the lower ground floor, a private garden to the side and allocated parking. The property has been tastefully renovated to retain original features combined with excellent quality fittings throughout. An internal viewing is highly recommended.

## DIRECTIONS BY CAR:

From our Buxton office turn right and turn left at the roundabout. Turn left into Water Street and proceed into The Square. At the junction, turn right into Hartington Road. Proceed along this road for a short while and turn right into Fountain Street where The Park, 12 Broad Walk can be found on the left.

## DIRECTIONS ON FOOT:

From our Buxton office turn left and turn immediately right into The Crescent. Proceed past The Old Hall and across the road into Broad Walk. The Park, number 12 can be found after a short while on the corner of Fountain Street on the left hand side.

## GROUND FLOOR

### Communal Entrance Vestibule

### Communal Entrance Hall

With decorative tiled flooring and staircase to upper floors.

### Private Entrance Hall

Ceiling coving, wood effect flooring, ceiling arch, two wall light points and door to lower ground floor.

### Dining Kitchen

Fitted with a quality range of base and wall mounted cupboards with quartz work surfaces incorporating a sink unit with mixer tap. Island with cupboards and quartz breakfast bar/work surface. Integrated Neff appliances including oven, combination microwave oven, hob, fridge/freezer and dishwasher. Wood effect flooring, three original style radiators, ceiling coving and decorative fireplace with cast iron inset and decorative hearth. Two sash windows to side, entry/intercom and cupboard housing Alpha boiler.

### Dining Room

Ceiling coving, wood effect flooring and original style radiator. Bay to side with sash windows and glazed double doors to the patio and garden area.

### Lounge

Sash bay window to front overlooking The Pavilion Gardens, sash window to side and two original style radiators. Built in shelving and cupboards to recess and ceiling coving.

### Bedroom One

Ceiling coving, wood effect flooring, two sash windows to side and two original style radiators.

### En Suite Shower Room

With part tiled walls and fitted with a white suite comprising wall mounted wash basin with drawer below, low level wc and tiled and glazed cubicle with shower. Heated towel rail, extractor, recessed display alcoves/shelving and wood effect flooring.

Built in cupboards and shelving with plumbing for a washing machine.

#### Bedroom Two

Ceiling coving, wood effect flooring, two sash windows to side and two original style radiators.

#### Shower Room

With part tiled walls and fitted with a suite comprising tiled and glazed cubicle with shower, low level wc and wall mounted wash basin with cupboard below. Extractor, heated towel rail and wood effect flooring.

### LOWER GROUND FLOOR

#### Hall

With light.

#### Cellar One

With light and power.

#### Cellar Two

### OUTSIDE

#### Private Garden

There is a patio and lawn at the side.

#### Communal Grounds

Communal Grounds with lawns and pathways.

#### Allocated Parking

There is one allocated parking space.

#### NB

Lease, ground rent and service charge details to be confirmed. EPC rating to be confirmed.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

